

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL SE-101
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Lebanon Baking Corp. has expressed an interest in and/or have submitted a satisfactory proposal for the development of Disposition Parcel SE-101 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Lebanon Baking Corp. be and hereby is finally designated as Redeveloper(s) of Parcel SE-101 in the South End Urban Renewal Area.
2. That it is hereby determined that Lebanon Baking Corp. possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Lebanon Baking Corp. for the development of Parcel SE-101 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel SE-101 to Lebanon Baking Corp., said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

PART I

HUD-6004
(9-69)REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Lebanon Baking Co Inc
 b. Address and ZIP Code of Redeveloper: 1387 Washington St Boston
 c. IRS Number of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

B. R. A.

(Name of Local Public Agency)

in U. R. A. Mass R-56

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Mass
 is described as follows²1381-1383 Washington St

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

☒ A corporation.☐ A nonprofit or charitable institution or corporation.☐ A partnership known as☐ A business association or a joint venture known as☐ A Federal, State, or local government or instrumentality thereof.☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

1-1-72
JOSEPH 117 Garfield Rd Dedham Pres
LOUIS 115 J-P.
MARY 115 Sec
Thomas 115 Treas

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

Construction of Addition To Existing Building
Preliminary Cost Estimate \$75,000

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 10% of the stock in a corporation which holds 50% of the stock of the Redeveloper, or more than 50% of the stock in a corporation which holds 10% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 8. In such case, the information referred to in this Item 8 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation. \$
- d. Cost per dwelling unit of any residential rehabilitation. \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
	\$	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)¹ Joseph Kalil Thomas Carlo
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 3/5/82

Dated: 3/5/82

Joseph Kalil
Signature

Thomas Carlo
Signature

President
Title

Treasurer
Title

117 Garfield Rd DeKalb
Address and ZIP Code

58 Cedar Crest Rd
Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II

HUD-6004
(7-69)

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 3b is Answered "Yes.")

1. a. Name of Redeveloper:

Lebanon Baking Co Inc
1389 Washington St
Boston Mass

b. Address and ZIP Code of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

B. R. A

(Name of Local Public Agency)

in

(Name of Urban Renewal or Redevelopment Project Area)

in the City of _____, State of _____

is described as follows:

1381 - 1383

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☐ NO
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of _____, 19____, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT
\$

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT
\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

Money MK+

\$ 90,000

\$ None

7. Names and addresses of bank references:

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☐ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☐ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

None

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

N/O

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

N/O

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

☐ YES

☒ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____.

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT
\$

DATE TO BE
COMPLETED

N. A.

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

DATE OPENED

M-A

5

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

M-A

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) Joseph Kalil

Thomas Carlo

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: 3/5/82

Dated: 3/5/82

Joseph Kalil
Signature
President
Title

Thomas Carlo
Signature
Treasurer
Title

117 Garfield Rd Dalkau
Address and ZIP Code

58 Cedar Crest Rd W. Roxbury
Address and ZIP Code

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

See reverse for
important informa

Shearson/American Express Inc
Two World Trade Center
New York NY 10048

SHEARSON

Client Statement

JOSEPH G KALIL
1389 WASHINGTON ST
BOSTON MA 02118

Account Data			Balance Summary		Statement Date/Interest		Earnings Summ.	
Account No	IE No	Page	Combined Account Opening Balance	Combined Account Closing Balance	Statement Period		Dividend YTD	
355 04627	006	1	15.00CR	15.00CR	02/01 - 02/28/82			
Social Security/ID No			Short Account Opening Balance	Short Account Closing Balance	Interest Rate	Interest Charge	Bond Interest YTD	
019 14 0598			.00	.00				
Investment Executive Name			Priced Portfolio Value	Equity	Average Daily Balance		Municipal Interest Y	
N WITHINGTON			94,646.50	94,661.50				

Date	Bought or Received	Sold or Delivered	Description	Type	Price or Entry	Amount Charged	Amount Credited
02 26 82	LONG 2,420 89,504	SHORT	SHEARSON DAILY DIVIDEND INC DIVIDEND REINVEST \$876.27	11	DIV		
			PORTFOLIO SUMMARY NELSON /L B/ CORP SHEARSON DAILY DIVIDEND INC. INCLUDES ACCRUED DIVIDENDS FROM 01/30/82 THRU 02/26/82.	11 11	MKT PRICE 2.125 1.000		MARKET VALUE 5,142.50 89,504.00
A LAST CHANCE TO REDUCE YOUR 1981 MEANINGFUL 1981 TAX DEDUCTION INTO A FINANCIALLY SAFE & SOUND RETIREMENT PLAN.			TAX BITE! A SHEARSON IRA ACCOUNT CAN TURN A				

Mr. Robert J. Ryan, Director
Boston Redevelopment Authority
1 City Hall Square
Boston, Mass. 02201

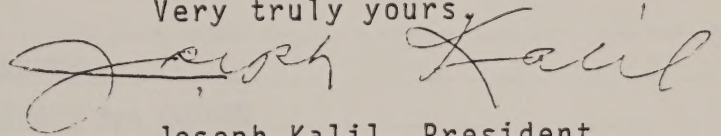
Re: 1383 Washington Street
South End R-56

Dear Mr. Ryan;

I presently have under contract a contractor who will build an addition to the Lebanon Baking Corporation Inc.'s building at 1385 Washington Street. The preliminary cost estimate is \$75,000 and I fully understand I will be utilizing my own funds for this undertaking.

If you should require additional information please feel free to have one of your staff contact me.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Joseph Kalil". The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.

Joseph Kalil, President
Lebanon Baking Corp. Inc.

Proposal

Page No. 1 of 3 Pages

JAMES S. SILIPO CONSTRUCTION CORP.

8 Windsor Drive
HINGHAM, MASS. 02043
Phone RI 9-4492

PROPOSAL SUBMITTED TO LEBANON BAKERY		PHONE 267-6973	DATE MARCH 15, 1982
STREET 1387 WASHINGTON STREET		JOB NAME SAME	
CITY, STATE AND ZIP CODE BOSTON, MASS.		JOB LOCATION SAME	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

PERMIT ADDITION 90' x 30' x 12' TO BAKERY AT 1387 WASHINGTON ST.

1. EXCAVATION
2. TEMPORARY SIDEWALK
3. FOOTING
4. FOUNDATION
5. WATERPROOF FOUNDATION
6. BACKFILL AND GRADE
7. REPLACE 90' OF SIDEWALK
8. INSTALL 6" CONCRETE SLAB WITH #10-6x6 WIREMESH
9. CUT HOLES AND INSTALL METAL PLATES FOR STEEL BAR JOISTS
10. INSTALL METAL DECK
11. INSTALL 4" CONCRETE SLAB WITH #10-6x6 WIREMESH
12. INSTALL 12" CONCRETE BLOCK WITH DOWEL EVERY 3rd COURSE
13. INSTALL 12" CONCRETE BLOCK
14. CUT HOLES TO SET PLATES FOR STEEL ROOF DECK
15. INSTALL BAR JOISTS AND ROOF DECK
16. INSTALL 2" RIGID INSULATION AND 5-PLY TAR AND GRAVEL ROOF
17. INSTALL STEEL BEAM AND REMOVE WALL

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

SEVENTY SIX THOUSAND FIVE HUNDRED SIXTY-NINE dollars (\$**76,569.00**).

Payment to be made as follows:

SEE PAYMENT SCHEDULE ON PAGE 3

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature

James S. Silipo President

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____

Signature _____



MEMORANDUM

April 21, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO.
MASS. R-56 FINAL DESIGNATION OF REDEVELOPER,
PARCEL SE-101/1383 WASHINGTON STREET

SUMMARY: This memorandum requests that the Authority finally designate the Lebanon Baking Corp., Inc. as Redeveloper of Parcel SE-101 in the South End Urban Renewal Area.

On September 21, 1978, Joseph G. Kalil, President of the Lebanon Baking Corp., Inc. of 1389 Washington Street, was tentatively designated as redeveloper of Parcel SE-101 in the South End Urban Renewal Area, Project No. Mass. R-56. Parcel SE-101 is located at 1383 Washington Street and consists of approximately 3,350 square feet of vacant land.

The submitted proposal called for the development of 1383 Washington Street as an expansion to the Lebanon Baking Corp. by constructing a one-story commercial structure on seventy-five per cent of the lot. The balance of this parcel, would be for loading access in the rear and for off street parking for approximately two cars. The total cost for this development project has been esitimated at approximately \$75,000.00.

According to the financial information provided by Joseph Kalil d/b/a Lebanon Baking Corp., it has been indicated that Joseph Kalil has the financial capability to carry out the development plan by financing this project from his own personal savings account.

Also, Mr. Joseph Kalil's submitted drawings have been reviewed and approved by the Authority's Urban Design Department and found to be in compliance with all aspects and specifications of the Urban Renewal Plan.

I, therefore, recommend that the Authority finally designate Lebanon Baking Corp. as redeveloper of Parcel SE-101 in the South End Urban Renewal Area and that the final working drawings be approved.

An appropriate resolution is attached.